



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

September 11, 2019

Maggie Gould.....Acting DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Shahab BiazarCity Engineer/Hydrology
Jacobo Martinez.....Code Enforcement
Christina Sandoval.....Parks and Rec
Santiago Chavez.....Ex-Officio Member, CAO

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**

MAJOR CASES

- 1. Project #PR-2019-002496**
SI-2019-00180 – SITE PLAN
(to be heard with Item # 11/SD-2019-00161)

CONSENSUS PLANNING, INC. agent(s) for **BELLA TESORO LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-19 & 20) *[Deferred from 7/17/19, 8/14/19]*

PROPERTY OWNERS: MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L

REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. **Project #PR-2019-002294**
(1011491)
SD-2019-00152 – VACATION OF PUBLIC DRAINAGE EASEMENT
SD-2019-00151 – FINAL PLAT
SD-2019-00150 - PRELIMINARY PLAT

TIERRA WEST, LLC agent(s) for **MAVERICK, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT OF LAND IN SEC 9 T10N R3E AND BEING IDENTIFIED AS TRACTS A AND B FROM A PORTION OF AN UNPLATTED 6.5774 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED FILED MAY 4, 1978 IN BOOK D5A, PAGES 424-426 LESS AND THAN AND ACCEPTING PORTION OUT TO NMDOT R/W BY STIPULATED JUDGEMENT FILED NOVEMBER 20, 2000 AS DOC 200115519 AND THAT PORTION OF TRACT B OUT TO COA R/W BY QUIT CLAIM DEED FILED APRIL 28, 1980 DOCUMENT, zoned NR-LM, located at 1901 MENAUL BLVD NE east of I-40 and west of UNIVERSITY BLVD NE, containing approximately 6.5008 acre(s). (H-15)

PROPERTY OWNERS: PALONI JOHN & SUNWEST BANK TRPALONI RVT
REQUEST: PLAT/VACATION FOR A PROPOSED CONVENIENT STORE AND FUELING STATION

3. **Project #PR-2019-002770**
(PR-2019-001345)
SI-2019-00279 – SITE PLAN

DEKKER, PERICH, SABATINI agent(s) for **DBG PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT RR-3-A-1 WESTLAND SOUTH TRACTS RR-3-A-1 AND RR-3-A-2, zoned R-ML, located south of DENNIS CHAVEZ BLVD SW and west of 98th ST SW, containing approximately 5.423 acre(s). (P-09)

PROPERTY OWNERS: DBG PROPERTIES LLC
REQUEST: 156 UNIT MULTIFAMILY DEVELOPMENT

4. **Project #PR-2019-002573**
SI-2019-00190 – SITE PLAN-DRB
VA-2019-00217 - WAIVER
(to be heard with Item #10/SI-2019-00160)

GARCIA/KRAEMER & ASSOCIATES agent(s) for **JOHN JONES** request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20) [Deferred from 7/24/19, 7/31/19, 8/7/19, 8/14/19]

PROPERTY OWNERS: JONES MARK JOHN
REQUEST: SF HOME WITH MAJOR INFRASTRUCTURE

5. **Project #PR-2019-002651 (1000530)**
SD-2019-00133 – VACATION OF RIGHT OF WAY

TIERRA WEST LLC agent(s) for **AIRPORT PARKING** request(s) the aforementioned action(s) for all or a portion of SUNPORT BLVD SE west of UNIVERSITY BLVD SE containing approximately 0.1609 acre(s). (M-15)) *[Deferred from 8/21/19]*

PROPERTY OWNERS: R & B LLC

REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY

6. **Project #PR-2019-002668 SI-2019-00251 - SITE PLAN**

JEREMY MECHENBIER/MECHENBIER CONSTRUCTION request(s) the aforementioned action(s) for all or a portion of LOT 28-A OF REPLAT OF TRACT D UNIT 3 - LOT 28 UNIT 4 - TRACT F-1 & UNPLATTED POR OF INTERSTATE INDUSTRIAL TRACT & TRACT A ENVIRCO TRACT (NOW COMPRISING TRACTS D-1 D-2 D-3 & 28A) INTERSTATE INDUSTRIAL TRACT, zoned NR-LM, located at 7101 WASHINGTON ST NE south of HAWKINS ST NE and west of JEFFERSON ST NE, containing approximately 4.9 acre(s). (D-17)) *[Deferred from 8/21/19]*

PROPERTY OWNERS: SECURITY SELF STORAGE INC

REQUEST: 82,000 SF OFFICE/WAREHOUSE BUILDING

7. **Project #PR-2019-002677 SI-2019-00252 – SITE PLAN**

MODULUS ARCHITECTS, INC. agent(s) for **CARLISLE ASSOCIATES LP** request(s) the aforementioned action(s) for all or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE, containing approximately 10.2 acre(s). (H-16) *[Deferred from 8/21/19]*

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

REQUEST: 120,000+ SF RETAIL DEVELOPMENT

8. **Project #PR-2019-002661 (1000575)**
SD-2019-00134 – VACATION OF PUBLIC EASEMENT
SD-2019-00135 – VACATION OF PUBLIC EASEMENT
SD-2019-00136 – VACATION OF PUBLIC EASEMENT
SD-2019-00137 – VACATION OF PUBLIC EASEMENT
SD-2019-00138 – VACATION OF PRIVATE EASEMENT
SD-2019-00139 – PRELIMINARY/FINAL PLAT
SD-2019-00140 – PRELIMINARY/FINAL PLAT

BOHANNAN HUSTON INC. agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A THRU 4-A AND 5-9 PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE, zoned MX-H, located at 1100 CENTRAL AV SE east of I-25 and north of LEAD AVE SE, containing approximately 11.9575 acre(s). (K-15)[*Deferred from 7/31/19, 8/21/19, 8/28/19*]

PROPERTY OWNERS: PRESBYTERIAN HEALTHCARE SERVICES
REQUEST: VACATIONS OF VARIOUS EASEMENTS AND REPLAT

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9. **Project #PR-2019-002423**
SI-2019-00130 - SITE PLAN

SCOTT ANDERSON agent(s) for **JIM ACHEN** request(s) the aforementioned action(s) for all or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18) [*Deferred from 6/12/19, 7/10/19, 7/24/19, 8/21/19, 8/28/19*]

PROPERTY OWNERS: ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT
REQUEST: SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

MINOR CASES

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10. **Project #PR-2019-002573**
SI-2019-00160 – PRELIMINARY/FINAL PLAT

GARCIA/KRAEMER & ASSOCIATES agent(s) for **JOHN JONES** request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20)

PROPERTY OWNERS: JONES JOHN MARK
REQUEST: RE-PLAT TO DEDICATE ALAMEDA R/W AND GRANT EASEMENTS

11. **Project #PR-2019-002496**
SD-2019-00161 - PRELIMINARY/FINAL
PLAT

CONSENSUS PLANNING agent(s) for **PHIL LINDBERG** request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE and ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-19 & 20)

PROPERTY OWNERS: MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L
REQUEST: REPLAT 4 INTO 1, DEDICATE R/W AND GRANT EASEMENTS

12. **Project #PR-2019-002811**
SD-2019-00158 - PRELIMINARY/FINAL
PLAT
VA-2019-00288 - WAIVER

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 BLOCK 44 PEREA ADDITION, zoned R-1A, located at NEC of 15th ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). (J-13)

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2 AND S/W WAIVER

13. **Project #PR-2019-002686**
SD-2019-00144 – PRELIMINARY/FINAL
PLAT

TIERRA WEST, LLC agent(s) for **LUBRICAR PROPERTIES II LC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-3 AND WEST 38 FEET OF LOT 4 BLOCK 8 SOMBRA DEL MONTE, zoned MX-M, located on MENAUL BLVD NE west of WYOMING BLVD NE, containing approximately 7.9 acre(s). (H-19)*[Deferred from 8/7/19, 8/21/19]*

PROPERTY OWNERS: VIGA MICHAEL & MARILYN DORIS TRUSTEES & LUBRICAR PROPERTIES
REQUEST: CONSOLIDATE 4 EXISTING LOTS INTO 1

14. **Project #PR-2018-001225**
SD-2019-00155 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **KIRK AND JOYCE WESSELINK** request(s) the aforementioned action(s) for all or a portion of TRACT 493, TOWN OF ATRISCO GRANT UNIT 7, zoned R-1C, located on 1119 86TH ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9) *[Deferred from 8/28/19]*

PROPERTY OWNERS: WESSELINK KIRK A & JOYCE D
REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS

15. **Project #PR-2018-001457**
SD-2019-00154 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **CARL HAWKINS** request(s) the aforementioned action(s) for all or a portion of LOT 13-A PLAT OF LOTS 12-A & 13-A MAJOR ACRES, zoned R-1D, located at 924 MAJOR AV NW east of 12th St NW and south of CANDELARIA RD NW, containing approximately 0.8152 acre(s). (G-14) *[Deferred from 8/28/19]*

PROPERTY OWNERS: HAWKINS CARL P
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

16. **Project #PR-2018-001541**
SD-2019-00130 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **ALAMO CENTER LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS E-1 ALAMEDA WEST, zoned NR-C, located at 10131 COORS BLVD NW, north of SEVEN BAR LOOP NW and south of OLD AIRPORT AV NW containing approximately 11.6063 acre(s). (B-14)*[Deferred from 7/24/9, 8/7/19, 8/21/19, 8/28/19]*

PROPERTY OWNERS: ALAMO CENTER LLC
REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

17. **Project #PR-2018-001670**
VA-2019-00267 – WAIVER
VA-2019-00268 - WAIVER
SI-2019-00181 - SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **AMERCO REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of TRACT C OF ALEXANDER CENTER, zoned MX-M, located at 4TH STREET NW AND CUTLER AVE NW, containing approximately 2.5277 acre(s). (H-14)*{site plan deferred from 7/17/19, 8/21/19}*

PROPERTY OWNERS: AMERCO REAL ESTATE COMPANY
REQUEST: SELF STORAGE FACILITY

SKETCH PLAT

18. **Project #PR-2019-002791**
PS-2019-00079 – SKETCH PLAT

SZU-HAN HO request(s) the aforementioned action(s) for all or a portion of LOTS 13, 14 & 15 BLOCK 12 ALBRIGHT & MOORE ADDITION, zoned R-1A, located at 1402 LOS TOMASES NW, north of KINLEY AVE NW, containing approximately 0.23 acre(s). (J-14)

PROPERTY OWNERS: HO SZU-HAN
REQUEST: LOT LINE ELIMINATION

Other Matters:

20. ACTION SHEET MINUTES: August 28, 2019

ADJOURNED.